
MEMORANDUM

TO: Planning Commission

FROM: Marvin Krout, Planning Director

SUBJECT: *Draft 2030 Land Use and Urban Growth Tiers maps*

DATE: October 17, 2005

COPIES: Ann Harrell, Mayor's Office
Kent Morgan, Stephen Henrichsen, Planning
Roger Figard, Randy Hoskins, Public Works & Utilities

Attached are several proposals as part of the 2030 Comprehensive Plan/ Long Range Transportation Plan Update:

- 1) Lincoln Area Draft Land Use map
- 2) Urban Growth Tiers map
- 3) October 12th, description of land use categories in the land use map and of Tier I, II and III in Urban Growth Tiers map
- 4) Updated October 13th, details on changes in the two maps compared to similar versions in the 2025 Comprehensive Plan (one change was inadvertently left off the previous description)

The purpose of the draft land use map is to provide land use information for transportation and infrastructure modeling. It is not intended to be used to evaluate land use or development proposals in the next year – it is strictly for modeling purposes at this point. For example, several new large commercial and industrial areas are shown which need to be evaluated in terms of their transportation impact before they should be included in the Comprehensive Plan.

The draft Urban Growth Tiers map shows the potential longer growth areas for Lincoln. It is primarily for long range infrastructure planning and for consideration in siting of low density residential uses.

The public hearing on both maps will at the end of the regular Planning Commission meeting on Wednesday, October 25th. The Commission is scheduled to make a recommendation on both maps after the public hearing.

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LINCOLN DRAFT LAND USE

October 12, 2005

The “Lincoln Draft Land Use” map contains several general categories of land use types that are listed below. The purpose of this draft map is to provide land use information for transportation and infrastructure modeling. It is not intended to be used to evaluate land use or development proposals in the next year – it is strictly for modeling purposes at this point.

The land use map is but one aspect of the Comprehensive Plan. The entire Plan should be considered when viewing the land use maps and for judging the appropriateness of the land uses they may display. For example, a commercial designation doesn’t mean that any commercial zoning district is appropriate. Some commercial land may be more suitable for offices due to proximity to existing residences.

Agricultural: Land principally in use for agricultural production. Agricultural land may be in transition to more diversified agribusiness ventures such as growing and marketing of products (e.g., horticulture, silvaculture, aquaculture) on site.

Commercial: Areas of retail, office and service uses. Commercial uses may vary widely in their intensity of use and impact, varying from low intensity offices, to warehouses, to more intensive uses such as gas stations, restaurants, grocery stores or automobile repair. Each area designated as commercial in the land use plan may not be appropriate for every commercial zoning district. The appropriateness of a commercial district for a particular piece of property will depend on a review of all the elements of the Comprehensive Plan.

Green Space: Areas predominately used for active recreational uses, such as parks, golf courses, soccer or ball fields, and trails. Green space areas may be either public or privately owned. While some isolated environmentally sensitive features may be within these areas, they are predominately for active recreation, with some passive recreation uses also possible.

Industrial: Areas where railroads, manufacturing, trucking and transportation facilities are the dominant land use. Some commercial activities may also take place in predominately industrial districts, such as office, retail or warehouses.

Lakes and Streams: This category includes the larger stream corridors, lakes, and ponds.

Environmental Resources: Land and water masses which are of particular importance for maintenance and preservation, such as saline wetlands, native prairie, and some floodway and riparian corridors. Such areas may be either publicly or privately owned.

Agricultural Stream Corridor: Land intended to remain in open space, predominately in agriculture use, but that may also include parks, recreation fields, or parking areas when near future urban uses. Such areas will be primarily privately owned, but may also include some public ownership or easements. These areas are mostly in the 100 year floodplain, outside of the existing Lincoln urban development.

Public and Semi-Public: Areas of public or semi-public land use and/or structures that serve the general public. Only the largest facilities are shown on the land use plan. Some small scale public and semi-public land uses may be found within all land use designations. Highways and interstates are also included in this category.

Low Density Residential: Residential areas with densities ranging from 1 to 5 acres per dwelling unit, with a typical density of 3 acres per dwelling unit. Such residential developments are often referred to as acreages. When inside the city limits, lot sizes may be as small as 1/3 to 1/2 an acre in size.

Urban Residential: Multi-family and single family residential uses in areas with varying densities ranging from more than twenty dwelling units per acre to generally one dwelling per acre. In the past, the typical density in suburban areas is 3 dwelling units per total acre in a square mile.

Potential Large Employer Opportunity Areas: Additional "second tier" sites for large "primary" employers to consider. The sites currently have limited infrastructure, however, some employers may find them desirable due to their large size, highway visibility (present or future) and low land costs. The sites in the northwest may be possible to serve in the near term, while the others are longer term possibilities. A selected site would develop if annexed by the City after a decision to amend the infrastructure plans to provide service. Ultimately, it is possible these areas may not develop at all during the 2030 planning period.

The land use plan displays the generalized location of each land use. It is not intended to be used to determine the exact boundaries of each designation. The area of transition from one land use is often gradual. The Comprehensive Plan also encourages the integration of compatible land uses, rather than a strict segregation of different land uses.

URBAN GROWTH TIERS

The Comprehensive Plan includes three tiers of growth for the City of Lincoln. Tier I reflects the "Future Service Limit," where urban services and inclusion in the city limits are anticipated by 2030. Infrastructure planning, especially for water and sanitary sewer facilities, can reach beyond the 25 year time horizon to 50 years and further. Tier II respects this extended planning horizon by showing areas where long term utility planning is occurring today with the expectation that these areas will follow Tier I as the next in line for urban growth. Tier III reflects an even more distant planning area -- both in time and geography. Little active planning of utilities or service deliver is likely to occur in the near term in Tier III. A fuller description of each Tier is provided below:

Tier I: Defines the City of Lincoln's near term growth area - nearly 50 square mile area which could expect urban services within the next twenty five year period. Land within this area should remain generally in the present use in order to permit future urbanization by the City. There is currently 83 square miles inside the city limits.

Tier II: An area of approximately 70 square miles intended to serve the following purposes: (1) to define the geographic area the city is assumed to grow into immediately beyond the twenty-five year time frame of Tier I; (2) to serve as the basis for long term, advanced utility planning; and; (3) to act as a secondary reserve area for urban growth should the Tier I area development occur more quickly than assumed for the twenty-five year period. Owing to the intended purposes of this Tier and the uncertainty of when the city may begin providing services to these areas, Tier II should also remain in its present use in order to provide for future urban development.

Tier III: Provides an additional approximately 87 square mile area for Lincoln's longer term growth potential - perhaps 50 years and beyond. While eventual urbanization of this area is expected, the Tier III area extends well beyond any urban-style development envisioned within the present Plan. Tier III should serve as a panoramic vision for City expansion in the distant future. No active development should occur within the 25 year planning period of the Plan. Tier III should also remain in its present use in order to provide for future urban development.

Future Service Limit: The land use plan also displays the future service limit for the City of Lincoln. Land inside this line represents the anticipated area to be provided with urban services within the planning period.



Details in the
LINCOLN DRAFT LAND USE
Updated October 13, 2005

The following is a list of the significant changes to the draft land use map to be used for transportation and infrastructure modeling purposes, when compared to the current land use map of the Comprehensive Plan: (in no particular order of significance)

- Revise the boundaries of the Future Service Limit as per Planning Commission draft of September 28, 2005
- Add four Potential Large Employer Opportunity Areas
- From Agricultural to Urban Residential and Commercial in the vicinity of N. W. 48th and Fletcher Ave.
- From Agricultural to Industrial, Commercial and Low Density Residential near N. 40th and I-80
- From Urban Residential to Commercial between Arbor Road and I-80 from generally N. 40th to N. 56th Street
- From Environmental Resources to Urban Residential at N. 56th ½ mile south of Arbor Rd.
- From Agricultural to Industrial on both side of N. 98th from Fletcher to Alvo Road
- From Industrial to Agricultural Stream Corridor land in floodway at Salt Creek near N. 112th Street and from Industrial to Agricultural north of Cornhusker at N. 84th St.
- Update boundary between Commercial and Urban Residential from Leighton to Adams, east of 84th Street and include Public and Semi-Public to reflect new school
- More specific boundaries of Industrial and Commercial at 98th and O Street
- Identify potential school sites near 27th and Pine Lake Road, southeast of 56th and Pine Lake Road and at N. 91st and Leighton
- From Urban Residential to Commercial on southeast corner of 70th and Yankee Hill Road and from Low Density to Urban Residential to east of Commercial
- Minor amendment to Future Service Limit to include portion of future Jensen Park at 84th and Yankee Hill Road
- From Urban Residential to Commercial and Green Space southwest of 56th and Old Cheney Rd.
- From Urban Residential and “Community” Commercial to Commercial along both sides of S. 40th Street from Rokeby to Saltillo Road
- From Urban Residential to Industrial at S. 38th and South Beltway
- From Agricultural to Urban Residential uses in the vicinity of S. W. 27th and W. Old Cheney Rd.
- From Low Density Residential to Urban Residential in vicinity of S. W. 12th and West Old Cheney and S. Folsom north of West Denton Road
- From Low Density Residential to Urban Residential at S. W. 40th and West A Streets
- From Agricultural to Industrial at N. W. 70th and West O Street
- Update intersections and designation of South Beltway
- Update Cardwell Branch floodplain based on draft floodplain study
- Several changes to reflect actual development boundaries, including minor changes from Commercial to Urban Residential and deletion of several Light Industrial and Community Commercial designations
- Delete Community Commercial center designation near S. W. 12th and West Calvert (10/13/05)

Details in the
URBAN GROWTH TIERS
October 12, 2005

The following is a list of the significant changes to the Urban Growth Tier map to be used for transportation and infrastructure modeling purposes, when compared to the tier map of the Comprehensive Plan: (in no particular order of significance)

- ▼ Revise the boundaries of Tier I and Future Service Limit as per Planning Commission draft of September 28, 2005
- ▼ From Tier III to Tier II a large area from West O Street to N. W. 12th Street to the northwest of Lincoln (as per the “Northwest Tier Study” called for in the Comprehensive Plan on page F 32)
- ▼ From Tier III to Tier II north of Bluff Road and N. 40th Street
- ▼ From Tier III to Tier II the drainage basin northeast of Stevens Creek at approximately N. 120th and Fletcher Ave.
- ▼ From Tier III to Tier II land around 134th Street from A to Holdrege Street
- ▼ From Tier II to Tier III the drainage basin land in vicinity of S. 84th and Rokeby Road
- ▼ Update the inner boundary of Tier I to reflect current city limits of Lincoln